

417 CAMPBELL AVE SE

417 CAMPBELL AVE SE ROANOKE, VA 24013



OFFERING SUMMARY

Available SF: 660 SF

Lease Rate: Negotiable

Lot Size: 0.37 Acres

Year Built: 1975

Building Size: 660 SF

Zoning: D

PROPERTY OVERVIEW

417 Campbell Avenue SE offers a prominent, highly visible commercial location just minutes from Downtown Roanoke. Positioned directly adjacent to a busy gas station and along a well-traveled commercial corridor, the property provides strong daily traffic exposure, easy customer access, and excellent signage potential.

The location is well suited for retail, restaurant, automotive-related, service-commercial, office, or other owner-user uses that benefit from visibility and convenience. Its proximity to Downtown Roanoke, surrounding neighborhoods, and major transportation routes creates an accessible location for both customers and employees.

PROPERTY HIGHLIGHTS

- Highly visible commercial location near Downtown Roanoke
- Customer-friendly location with convenient ingress/egress
- Convenient access to Downtown Roanoke, surrounding neighborhoods, and major roadways
- Ample Parking



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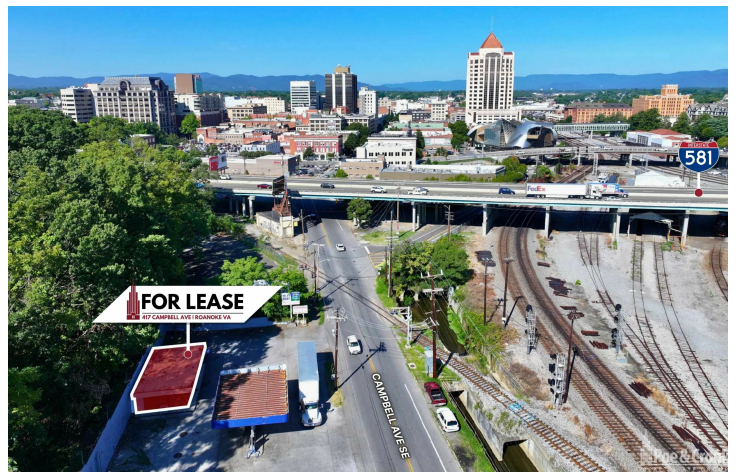
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FOR LEASE

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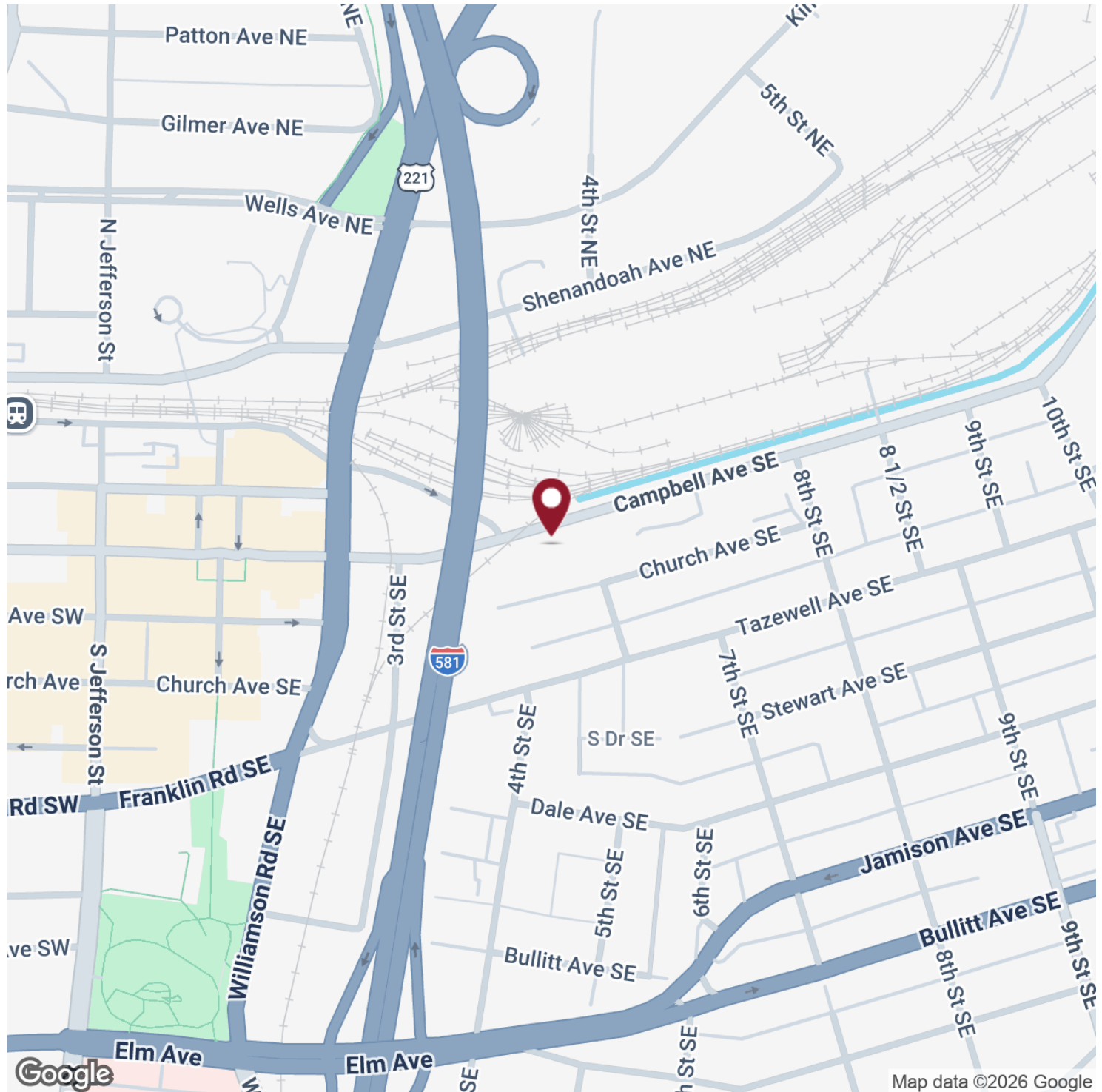
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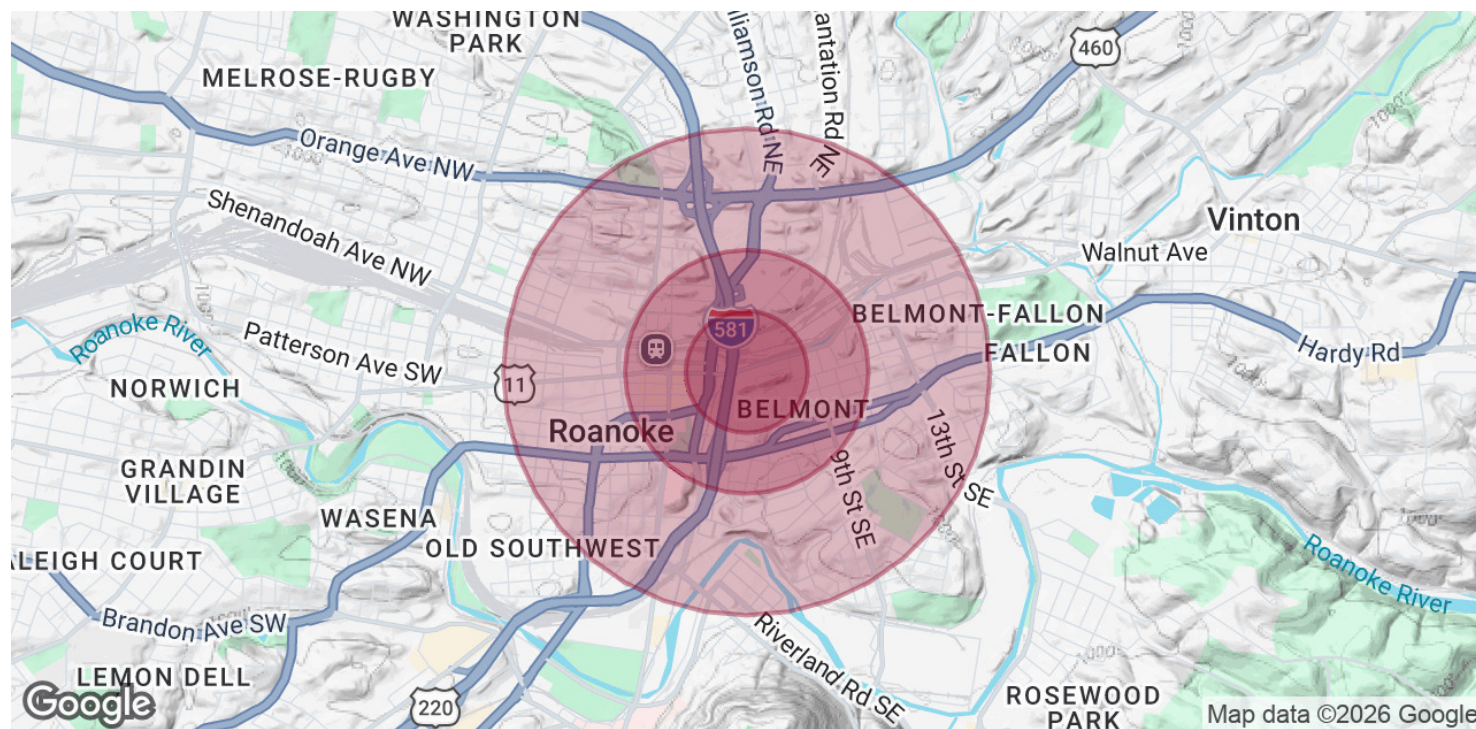
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	670	3,136	11,996
Average Age	28.8	30.7	33.6
Average Age (Male)	29.3	30.7	32.0
Average Age (Female)	29.2	33.6	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,291	5,179
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$78,054	\$74,345	\$68,515
Average House Value	\$244,160	\$195,675	\$141,813

2023 American Community Survey (ACS)



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